

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

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Page 1

COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE CHAIRMAN

CRAIG GALATI

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *June 26, 2003* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

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PLANNING COMMISSION MEETING

July 24, 2003

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400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

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Phone 229-6301 TDD 386-9108

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<http://www.ci.las-vegas.nv.us>

Page 3

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-2553 - RACEL/ CIMARRON - RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Tentative Map FOR A 59-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.04 acres adjacent to the southeast corner of Cimarron Road and Racel Street (APN: 125-09-801-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).
2. TMP-2554 - ELKHORN GRAND CANYON UNIT 4 - L M LAS VEGAS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.77 acres adjacent to the southwest corner of Severance Lane and Tee Pee Lane (APN: 125-18-801-012, 017, 018, 019, 020, 125-18-810-039, 040, 041, 042, 043, 044, 045, 125-18-811-012, 013 and 014), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single-Family Residential), Ward 6 (Mack).
3. TMP-2555 - DAY DAWN ESTATES UNIT 3 - DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 14-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.62 acres adjacent to the northwest corner of Ahey Road and Buffalo Drive (APN:138-09-601-009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 4 (Brown).
4. EOT-2493 - SUNRIDGE APARTMENTS, LIMITED PARTNERSHIP - Request for an Extension of Time of an approved Site Development Plan Review [Z-0110-97(1)] WHICH ALLOWED A PROPOSED 140-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 9.35 acres adjacent to the south side of the Northern Beltway and approximately 825 feet west of North Decatur Boulevard (APN: 125-25-501-010), R-E (Residential Estates) under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), Ward 6 (Mack).

Agenda

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PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 4

5. **EOT-2502 - JAMES E. STROH, ARCHITECT, INC. ON BEHALF OF DECATUR III, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Site Development Plan Review [(Z-0018-01(1), Z-0109-97(1), Z-0110-97(2)] WHICH ALLOWED A PROPOSED 262,640 SQUARE FOOT RETAIL COMMERCIAL DEVELOPMENT on 27.6 acres on the south side of the northern Beltway alignment, west of Decatur Boulevard (APN: 125-25-601-022 and 023), R-E (Residential Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
6. **EOT-2504 - JAMES E. STROH, ARCHITECT, INC. ON BEHALF OF DECATUR III LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Rezoning (Z-0018-01) FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.6 acres adjacent to the south side of the northern Beltway alignment, approximately 630 feet west of North Decatur Boulevard (a portion of APN: 125-25-601-022), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).
7. **EOT-2525 - CENTEX HOMES** - Request for an Extension of Time of an approved Tentative Map (TM-0030-98) WHICH ALLOWED A 288-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 76.7 acres adjacent to the northeast corner of Cimarron Road and Grand Teton Drive (APN: 125-09-801-014), U (Undeveloped) Zone [L (Low Density) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).
8. **EOT-2529 - GERALD GARAPICH, AIA, LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0011-00) WHICH ALLOWED A PROPOSED TAVERN IN CONJUNCTION WITH AN APPROVED RESTAURANT (THE LODGE) adjacent to the northeast corner of Grand Teton Drive and Durango Drive (a portion of APN: 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
9. **ANX-2556 - JERRY AND BRIDGETT SCOTT** - Petition to annex property generally located on the east side of Smith Street, 650 feet south of Lake Mead Boulevard, containing approximately 0.45 acres, (APN: 138-24-304-005), Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

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Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 5

PUBLIC HEARING ITEMS:

10. ABEYANCE - RENOTIFICATION - ZON-1962 - CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning FROM: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) Zone on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), PROPOSED USE: HIGH SCHOOL, Ward 6 (Mack).
11. ABEYANCE - RENOTIFICATION - SDR-1964 - CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review FOR A PROPOSED 232,206 SQUARE FOOT HIGH SCHOOL on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation], [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).
12. ABEYANCE - RENOTIFICATION - GPA-2497 - CITY OF LAS VEGAS - Request to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan to consolidate all categories and to make certain changes especially from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, Wards 1 (Moncrief), 3 (Reese) and 5 (Weekly).
13. ABEYANCE - SDR-1986 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 68,421 SQUARE FOOT OFFICE PARK DEVELOPMENT on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Mack).
14. ABEYANCE - MSP-2019 - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

Agenda

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PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 6

15. **ABEYANCE - SUP-2203 - ZYGMUNT AMARETTI ON BEHALF OF DENNIS B. HANCOCK, JR.** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR (A-1 BRAKE & CARBURETOR SHOP) AND WAIVERS OF THE STANDARD CONDITIONS TO ALLOW REPAIR AND SERVICE WORK OUTSIDE OF A COMPLETELY ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN: 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).
16. **ABEYANCE - SUP-2329 - KSH ENTERPRISES, INC. ON BEHALF OF BECKER INVESTMENTS COMPANY, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE (ALLSTAR MINIMART) at 2339 North Jones Boulevard (APN: 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
17. **GPA-2513 - CITY OF LAS VEGAS** - Request to amend portions of the Southwest Sector Map FROM: ML (Medium-Low Density Residential) TO: GC (General Commercial) and O (Office) on the north side of Vegas Drive, approximately 510 feet east of Rancho Drive (APN: 139-20-411-010 and 139-20-411-011), Ward 5 (Weekly).
18. **ZON-2515 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (General Commercial), and R-E (Residence Estates) TO: O (Office), R-3 (Medium Density Residential) and U (Undeveloped) on the north side of Vegas Drive, approximately 510 feet east of Rancho Drive (APN: 139-20-411-009, 010, 011, and 014), Ward 5 (Weekly).
19. **GPA-2516 - CITY OF LAS VEGAS** - Request to amend portions of the Centennial Hills Sector Plan Map FROM: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), SC (Service Commercial), PF (Public Facility), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Cheyenne Avenue to Gowan Road (APN: 138-12-301-002, 003, 004, 013, 014, 016, 138-12-315-006, 008, 009, 010, 138-12-710-002, 003, 041, 042, 043, 047,048, 049, 050, 052, 053, 059, 138-12-810-011, 019, 039, and 040), Ward 6 (Mack).

Agenda

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PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

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<http://www.ci.las-vegas.nv.us>

Page 7

20. **ZON-2526 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (General Commercial) and R-E (Residence Estates) TO: C-2 (General Commercial), C-1 (Limited Commercial), N-S (Neighborhood Services), O (Office), C-V (Civic), and R-E (Residence Estates) on property located on, or in close proximity to, both sides of Rancho Drive from Cheyenne Avenue to Gowan Road, (APN: 138-12-710-001, 002, 003, 004, 041, 042, 043, 044, 047, 048, 049, 050, 053, 059, 138-12-810-010, 011, 016, 039, and 040) Ward 6 (Mack).
21. **GPA-2528 - CITY OF LAS VEGAS** - Request to amend portions of the Centennial Hills Sector Plan Map FROM: SC (Service Commercial) TO: GC (General Commercial) on the northwest corner of Jones Boulevard and Rancho Drive (APN: 138-02-803-001, 138-11-502-003, and 138-12-110-049), Ward 6 (Mack).
22. **GPA-2549 - SHIRON CORPORATION** - Request to amend a portion of Map 3 of the Centennial Hills Sector Plan FROM: R (Rural Density Residential) TO: TC (Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway (APN: 125-22-407-008), Ward 6 (Mack).
23. **GPA-2550 - SHIRON CORPORATION** - Request to amend the Master Plan Transportation Trails Element Map No. 6 TO RELOCATE A MULTI-USE TRAIL FROM MONTE CRISTO WAY TO PIONEER WAY, BETWEEN DARLING ROAD AND WEST CENTENNIAL PARKWAY, Ward 6 (Mack).
24. **GPA-2551 - SHIRON CORPORATION** - Request to amend a portion of Map 4 of the Centennial Hills Sector Plan FROM: Undesignated Clark County TO: SX-TC (Suburban Mixed-Use Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway (APN: 125-22-407-008), Ward 6 (Mack).
25. **ZON-2548 - SHIRON CORPORATION** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: T-C (Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway (APN: 125-22-407-008), [PROPOSED: SX-TC (Suburban Mixed Use-Town Center) General Plan Designation], Ward 6 (Mack).
26. **VAC-2552 - SHIRON CORPORATION** - Request for a Petition to Vacate a portion of Monte Cristo Way generally located between Darling Road and Centennial Parkway, Ward 6 (Mack).

Agenda

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<http://www.ci.las-vegas.nv.us>

Page 8

27. **GPA-2559 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: PF (Public Facility) adjacent to the northwest corner of Bradley Road and Racel Street, (a portion of APN: 125-12-301-002), Ward 6 (Mack).
28. **ZON-2600 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 25 acres adjacent to the northwest corner of Bradley Road and Racel Street, (a portion of APN: 125-12-301-002), Ward 6 (Mack).
29. **SDR-2601 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 25 acres adjacent to the northwest corner of Bradley Road and Racel Street (a portion of APN: 125-12-301-002), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)], Ward 6 (Mack).
30. **ZON-2603 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V (Civic) on 20 acres adjacent to the west and east sides of Cliff Shadows Parkway, approximately 650 feet south of Alexander Road (a portion of APN: 137-12-101-008), Ward 4 (Brown).
31. **SDR-2604 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 20 acres adjacent to the west and east sides of Cliff Shadows Parkway, approximately 650 feet south of Alexander Road (a portion of APN: 137-12-101-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 4 (Brown).
32. **ZON-2607 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] TO: C-V (Civic) on 20 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue (a portion of APN: 125-18-201-010), Ward 6 (Mack).
33. **SDR-2602 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 22.5 acres adjacent to the northeast corner of Bradley Road and Whispering Sands Drive (a portion of APN: 125-13-501-004), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 6 (Mack).

Agenda

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PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

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<http://www.ci.las-vegas.nv.us>

Page 9

34. **GPA-2570 - SF INVESTMENTS ON BEHALF OF MAS TRADING COMPANY** - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: L (Low Density Residential) on 10 acres located adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), Ward 5 (Weekly).
35. **ZON-2573 - SF INVESTMENTS ON BEHALF OF MAS TRADING COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 10.0 acres adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), Ward 5 (Weekly).
36. **VAR-2578 - SF INVESTMENTS IN BEHALF OF MAS TRADING COMPANY** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 33,062 SQUARE FEET IS REQUIRED adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 5 (Weekly).
37. **SDR-2580 - SF INVESTMENTS ON BEHALF OF MAS TRADING COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 46-LOT SINGLE FAMILY DEVELOPMENT AND TO ALLOW 4.6 DWELLING UNITS PER ACRE WITHIN A 10.0 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 5 (Weekly).
38. **GPA-2572 - TOM FETT** - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: ML (Medium-Low Density Residential) on 1.08 acres adjacent to the north side of Smoke Ranch Road approximately 470-feet east of North Michael Way (APN: 138-13-801-068), Ward 5 (Weekly).
39. **ZON-2574 - TOM FETT** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 1.08 acres adjacent to the north side of Smoke Ranch Road approximately 470 feet east of North Michael Way (APN: 138-13-801-068), Ward 5 (Weekly).

Agenda

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PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 10

40. **SDR-2577 - TOM FETT** - Request for a Site Development Plan Review FOR A 6-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 1.08 acres adjacent to the north side of Smoke Ranch Road approximately 470 feet east of North Michael Way (APN: 138-13-801-068), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development – 6 Units Per Acre)], Ward 5 (Weekly).
41. **GPA-2575 - THE CW GROUP ON BEHALF OF CENTENNIAL FAMILY PARTNERSHIP** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: O (Office) on 2.0 acres adjacent to the west side of Fort Apache Road, approximately 430-feet north of West Cheyenne Avenue (APN: 138-07-801-010), Ward 4 (Brown).
42. **ZON-2576 - THE CW GROUP ON BEHALF OF CENTENNIAL FAMILY PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: O (Office) [PROPOSED [O (Office) General Plan Designation] on 2.0 acres adjacent to the west side of Fort Apache Road, approximately 430-feet north of West Cheyenne Avenue (APN: 138-07-801-010), Ward 4 (Brown).
43. **GPA-2596 - FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (Service Commercial) and ML (Medium-Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.83 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), Ward 6 (Mack).
44. **ZON-2597 - FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) TO: R-PD12 (Residential Planned Development - 12 Units Per Acre) on 4.83 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), Ward 6 (Mack).

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PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 11

45. **VAR-2599 - FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 0.53 ACRES OF OPEN SPACE WHERE 0.95 ACRES IS REQUIRED FOR A PROPOSED 58-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).
46. **SDR-2598 - FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 58-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A REDUCTION OF THE FRONT LANDSCAPE PLANTER on 4.83 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).
47. **GPA-2628 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).
48. **ZON-2629 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units Per Acre) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).
49. **VAR-2630 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for a Variance TO ALLOW ZERO SQAURE FEET OF OPEN SPACE WHERE 62,880 SQAURE FEET IS REQUIRED FOR A PROPOSED 80 LOT SINGLE FAMILY DEVELOPMENT AND FOUR (4) DUPLEX UNITS adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 12

50. **SDR-2637 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 80 LOT SINGLE FAMILY DEVELOPMENT AND FOUR (4) DUPLEX UNITS; AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 5 (Weekly).
51. **GPA-2633 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan FROM: PCD (Planned Community Development) TO: M (Medium Density Residential) on the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007, and 008), Ward 4 (Brown).
52. **MOD-2533 - BLUE SAGE PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT** - Request for a Major Modification to the Lone Mountain Master Plan to change the land use Designation FROM: Planned Community Development TO: Multi-Family Medium on 11.06 acres adjacent to the southwest corner of Alexander Road and Hualapai Way (APN: 137-12-501-009 and a portion of 138-07-103-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
53. **SDR-2534 - BLUE SAGE PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR A PROPOSED 192-UNIT APARTMENT COMPLEX AND A REDUCTION IN THE AMOUNT OF PARKING LOT LANDSCAPING on 11.06 acres adjacent to the southwest corner of Alexander Road and Hualapai Way (APN: 137-12-501-009 and a portion of 138-07-103-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
54. **ZON-2560 - CHERNG FAMILY TRUST ON BEHALF OF REBEL OIL COMPANY, INC.** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) on .95 acres adjacent to the northeast corner of North Lamb Boulevard and East Bonanza Road, (APN: 140-29-401-003), Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 13

55. **ZON-2569 - BRAMBLE HOMES ON BEHALF OF ELLA MAE GORDON TRUST, ET AL** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 7.09 acres adjacent to the southwest corner of North Jones Boulevard and West Washburn Avenue (APN: 125-35-702-001 and 002), Ward 6 (Mack).
56. **SDR-2568 - BRAMBLE HOMES ON BEHALF OF ELLA MAE GORDON TRUST, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 20-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.09 acres adjacent to the southwest corner of North Jones Boulevard and West Washburn Avenue (APN: 125-35-702-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).
57. **ZON-2581 - MAGNUM OPUS CORPORATION ON BEHALF OF LEAVITT DIXIE AGENCY** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: R-5 (Apartment) on 0.5 acres at 823 and 829 South 6th Street (APN: 139-34-410-204 and 205), Ward 5 (Weekly).
58. **SUP-2584 - MAGNUM OPUS CORPORATION ON BEHALF OF LEAVITT DIXIE AGENCY** - Request for a Special Use Permit FOR A PROPOSED 12,962 SQUARE FOOT HALFWAY HOUSE, CRIMINAL TO BE LOCATED WITHIN EXISTING BUILDINGS at 823 and 829 South 6th Street (APN: 139-34-410-204 and 205), C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
59. **SDR-2583 - MAGNUM OPUS CORPORATION ON BEHALF OF LEAVITT DIXIE AGENCY** - Request for a Site Development Plan Review FOR A PROPOSED 12,962 SQUARE FOOT, 126-BED, HALFWAY HOUSE, CRIMINAL TO BE LOCATED WITHIN EXISTING BUILDINGS on 0.5 acres at 823 and 829 South Sixth Street (APN: 139-34-410-204 and 205), C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
60. **VAR-2496 - CONCORDIA HOMES** - Request for a Variance TO ALLOW A 3-FOOT SIDE YARD SETBACK WHERE A 5-FOOT SETBACK IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING at 8925 Footstep Avenue (APN: 125-20-210-056), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 14

61. **VAR-2501 - SAHARA BELCASTRO VENTURE, LIMITED** - Request for a Variance TO ALLOW A FIFTY FOUR-FOOT SEVEN-INCH (54'7") FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 7150 West Sahara Avenue (APN: 163-03-806-001), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
62. **VAR-2523 - ALBERT E. JOHNSON** - Request for a Variance TO ALLOW A PROPOSED GARAGE ADDITION FOURTEEN FEET TWO INCHES (14'2") FROM THE FRONT PROOPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 609 Frederick Avenue (APN: 139-22-314-017), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
63. **VAR-2536 - DALE AND CONNIE HAYES** - Request for a Variance TO ALLOW A PROPOSED CARPORT 12-FOOT FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 5208 Lytton Avenue (APN:163-01-512-007), R-1 (Single Family Residential) Zone, Ward 1 (Moncrief).
64. **VAR-2538 - SHOW MEDIA ON BEHALF OF VALLEY BANK CORPORATION** - Request for a Variance TO ALLOW A 50-FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 3500 West Sahara Avenue (APN: 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
65. **SUP-2537 - SHOW MEDIA ON BEHALF OF VALLEY BANK CORPORATION** - Request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3500 West Sahara Avenue (APN: 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
66. **VAR-2588 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF SHERRY SOBEL HARRIS** - Request for a Variance TO ALLOW 39 PARKING SPACES WHERE 57 PARKING SPACES ARE REQUIRED FOR A PROPOSED 9,955 SQUARE FOOT FAMILY DOLLAR RETAIL STORE adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 15

67. SDR-2587 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF SHERRY SOBEL HARRIS - Request for a Site Development Plan Review FOR A PROPOSED 9,955 SQUARE FOOT FAMILY DOLLAR RETAIL STORE AND A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 0.99 acres adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).
68. SUP-2541 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE SALES/LIQUOR STORE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
69. SUP-2543 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Special Use Permit FOR AN AUTOMATIC CAR WASH IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
70. SUP-2544 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Special Use Permit FOR GAMING (RESTRICTED) AND A WAIVER OF THE 330-FOOT DISTANCE SEPARATION FROM SINGLE FAMILY DETACHED DWELLINGS IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
71. SUP-2545 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) AND A WAIVER OF THE 330-FOOT DISTANCE SEPARATION FROM SINGLE FAMILY DETACHED DWELLINGS on 1.76 acres adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 16

72. **SDR-2540 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH; A WAIVER OF THE REQUIREMENT FOR THE BUILDING TO BE LOCATED DIRECTLY ADJACENT TO THE FRONT LANDSCAPE PLANTER AND TO ALLOW A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 1.76 acres adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
73. **SUP-2557 - ZAREMBA GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF FOSTER-DAY, INC.** - Request for a Special Use Permit FOR AN AUTO PAINT & BODY REPAIR SHOP adjacent to the west side of Rancho Drive, approximately 825 feet north of West Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone, Ward 6 (Mack).
74. **SDR-2558 - ZAREMBA GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF FOSTER-DAY, INC.** - Request for a Site Development Plan Review FOR A 11,598 SQUARE FOOT AUTO PAINT & BODY REPAIR SHOP, AND TO ALLOW A REDUCTION IN THE WIDTH OF THE PERIMETER LANDSCAPE PLANTER ALONG RANCHO DRIVE FROM A REQUIRED 15 FEET WIDE PLANTER TO 10 FEET on 2.06 acres adjacent to the west side of Rancho Drive, approximately 825 feet north of West Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone, Ward 6 (Mack).
75. **SUP-2021 - WAI CHUN GINN** - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION AND A WAIVER TO ALLOW EXISTING PUMP ISLANDS CLOSER THAN 20-FEET TO A RIGHT-OF-WAY LINE AND TO ALLOW THE EXISTING CANOPY STRUCTURE CLOSER THAN 10-FEET TO A RIGHT-OF-WAY LINE at 1451 West Owens Avenue, (APN: 139-28-501-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).
76. **SUP-2500 - ORION OUTDOOR MEDIA ON BEHALF OF DENNIS GOMEZ** - Request for a Special Use Permit FOR A 40 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2664 Highland Drive (APN: 162-09-110-027), M (Industrial) Zone, Ward 1 (Moncrief).
77. **SUP-2530 - CCS GUNSMITHING ON BEHALF OF RAINBOW SAHARA CENTER #2** - Request for a Special Use Permit FOR A SECONDHAND DEALER IN CONJUNCTION WITH A RETAIL GUN STORE at 2216 South Rainbow Boulevard (APN: 163-02-415-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 17

78. SUP-2566 - FRANCISCO BEJAR NERI - Request for a Special Use Permit FOR AN EXISTING GUEST HOUSE/CASITA, A WAIVER TO ALLOW TWO ROOMS WHERE ONE ROOM IS PERMITTED, TO ALLOW A 7-FOOT SETBACK FROM THE MAIN DWELLING WHERE 10-FOOT IS THE MINIMUM REQUIRED, AND TO ALLOW A 3-FOOT SIDE YARD SETBACK WHERE 5 FEET IS THE MINIMUM REQUIRED at 1608 Becke Circle (APN: 162-02-218-001), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
79. SUP-2571 - KONA GRILL, INC. ON BEHALF OF SHOPS AT BOCA PARK - PHASE II, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a SUPPER CLUB (KONA GRILL) at 750 South Rampart Boulevard, Suite #3 (a portion of APN: 138-32-312-005), PD (Planned Development) Zone, Ward 2 (McDonald).
80. SDR-2585 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF WELLS FARGO BANK - Request for a Site Development Plan Review FOR A PROPOSED 9,968 SQUARE FOOT RETAIL BUILDING (FAMILY DOLLAR); AND A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 1.09 acres adjacent to the north side of Charleston Boulevard, approximately 300 feet west of Mohawk Street (APN: 138-36-408-010), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).
81. SDR-2563 - FIRST AMERICAN EQUITIES ON BEHALF OF CIMARRON FRONTAGE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 5,400 SQUARE FOOT RETAIL BUILDING (AUTO ZONE) on 2.46 acres adjacent to the northeast corner of Sky Pointe Drive and North Cimarron Road (APN: 125-21-313-001), T-C (Town Center) Zone, Ward 6 (Mack).
82. SDR-2590 - RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF OF MARY ANN GILES - Request for a Site Development Plan Review FOR A PROPOSED FOUR BUILDING, 20,118 SQUARE FOOT OFFICE PARK DEVELOPMENT on 2.50 acres adjacent to the northeast corner of North Campbell Road and West Cheyenne Avenue (APN: 138-08-401-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 18

83. **MSP-2519 - YWS ARCHITECTS ON BEHALF OF SILVER STATE FORD** - Request for a Master Sign Plan FOR GAUDIN'S JAGUAR, PORSCHE, AND ASTON MARTIN OF LAS VEGAS at 7200 West Sahara Avenue (APN:163-03-805-002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
84. **MSP-2562 - COURTESY MITSUBISHI ON BEHALF OF JOSEPH SCALA** - Request for a Master Sign Plan FOR AN EXISTING AUTO DEALERSHIP (COURTESY MITSUBISHI) at 6900 West Sahara Avenue (APN: 163-03-806-006 and 163-03-806-009), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
85. **MSP-2564 - COURTESY MAZDA ON BEHALF OF JOSEPH SCALA** - Request for a Master Sign Plan FOR AN EXISTING AUTO DEALERSHIP (COURTESY MAZDA) at 5800 West Sahara Avenue (APN: 163-01-402-010 and 011), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
86. **MSP-2565 - VISION SIGN, INC. ON BEHALF OF D 2801 WESTWOOD, INC.** - Request for a Master Sign Plan FOR AN APPROVED SEXUALLY ORIENTED BUSINESS (TREASURES GENTLEMENS CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (Moncrief).

NON-PUBLIC HEARING ITEMS:

87. **TMP-2517 - ASTORIA @ TOWN CENTER SOUTH - ASTORIA HOMES** - Request for a Tentative Map and a Waiver to the private drive termination requirements of the Subdivision Ordinance Title 18.12.130 FOR A 490-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 42.61 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).
88. **SDR-2505 - CENTENNIAL CROSSROADS PLAZA, LIMITED LIABILITY COMPANY** - Request for an Site Development Plan Review FOR A 9,414 SQUARE FOOT RETAIL PAD SITE IN CONJUNCTION WITH AN APPROVED COMMERCIAL DEVELOPMENT adjacent to the southwest corner of Buffalo Drive and John Herbert Boulevard (APN: 125-21-701-005), U (Undeveloped) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 24, 2003

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 19

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.